Date Issued
Latest Issue

September 23, 2021

September 23, 2021

# Lexington Office Park

420-430 Bedford Street, Lexington, MA

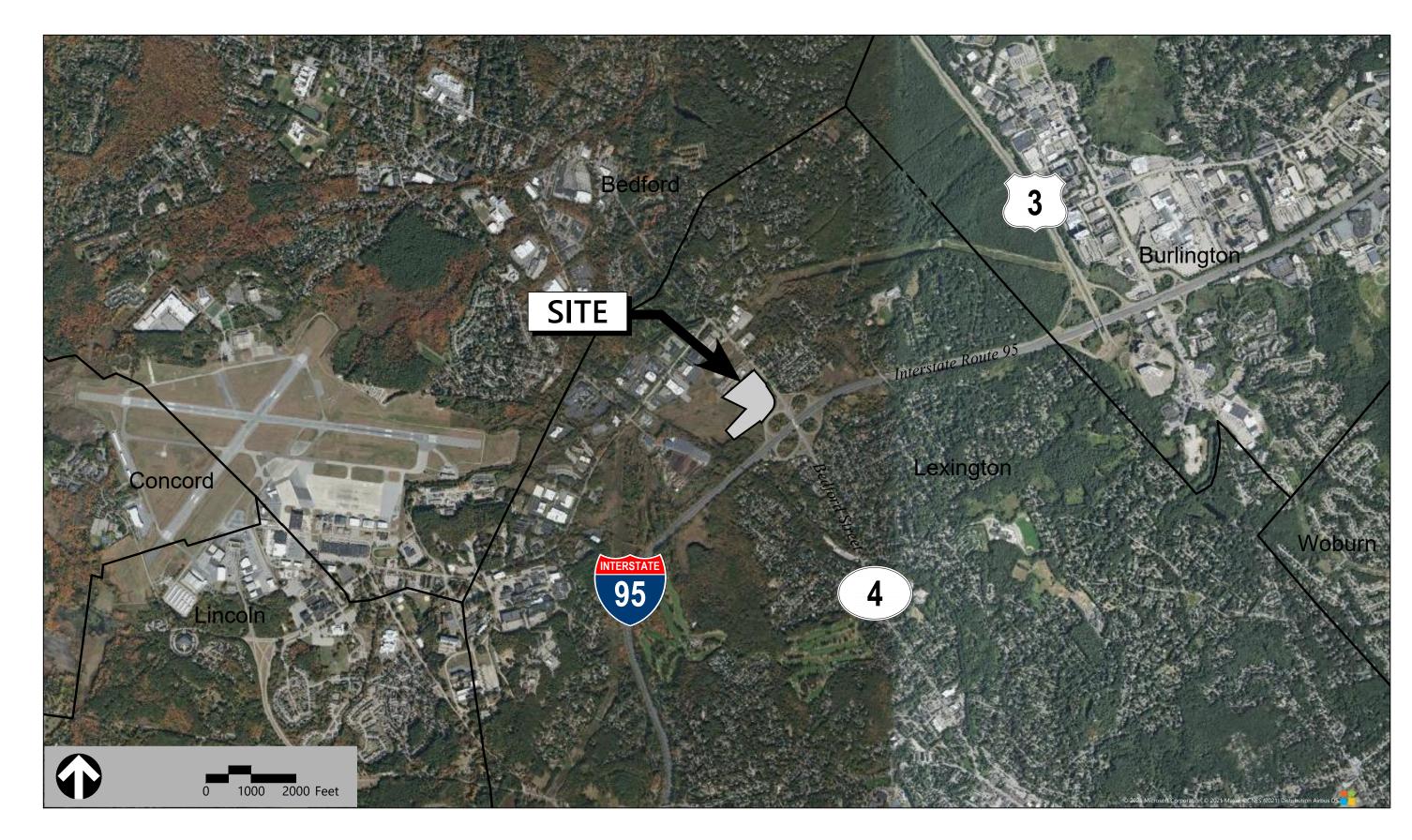


ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

## **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

Assessor's Map: 84 Lot: 40A

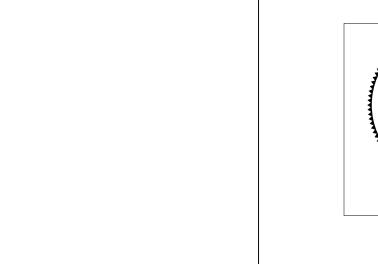


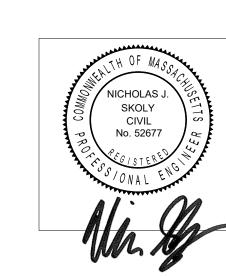
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RESERVED FOR REGISTRY USE ONLY

APPROVED BY: LEXINGTON PLANNING BOARD





I, \_\_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Legend

ACCESSIBLE CURB RAMP

ACCESSIBLE PARKING

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION,

AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE

RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

VAN-ACCESSIBLE PARKING

Exist.

Prop.

CONCRETE

#### **Abbreviations**

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
1 14:1:4.7	
 Utility	
 <u> </u>	CATCH BASIN
 	CATCH BASIN  CORRUGATED METAL PIPE
CB CMP	CORRUGATED METAL PIPE
CB CMP CO	CORRUGATED METAL PIPE CLEANOUT
CB CMP	CORRUGATED METAL PIPE
CB CMP CO	CORRUGATED METAL PIPE CLEANOUT
CB CMP CO DCB DMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN
CB CMP CO DCB DMH CIP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN
CB CMP CO DCB DMH CIP COND DIP FES FM F&G	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  REINFORCED CONCRETE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  RIM ELEVATION  RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  SEWER MANHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  RIM ELEVATION  RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION  SEWER MANHOLE

UTILITY POLE

## Notes

#### General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE
- HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT

DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT

- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

#### Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
  - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
  - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
  - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN
- LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
  - A. WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP)
  - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
  - C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE)

INDICATED ON THE DRAWINGS.

- D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS
- 9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

#### Layout and Materials

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE VERTICAL GRANITE CURB WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND FLEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- 2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL. STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

#### **Erosion Control**

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER. CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

### **Existing Conditions Information**

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC., AND FROM DEEDS AND PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. IN APRIL, 2020.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD OF 1988.

### Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT

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Watertown, MA 02471

617.924.1770

#### Owner

**ELANDZEE TRUST** C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

#### **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

# **Lexington Office Park**

420 and 430 Bedford Street

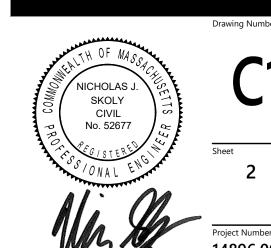
Lexington, MA

lo. Revision Date			
	No.	Revision	Date

esigned by	Checked by
	,
sued for	Date
	September 23, 202

Not Approved for Construction

Legend and General Notes



APPROVED BY: LEXINGTON PLANNING BOARD

CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

**PULL BOX** 



101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

#### Owner

ELANDZEE TRUST C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

## **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103



# **Lexington Office Park**

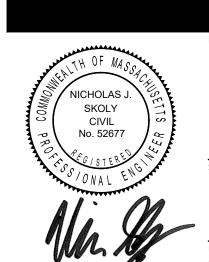
420 and 430 Bedford Street Lexington, MA

aned by	Checked by

September 23, 2021

Not Approved for Construction





TOWN CLERK

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

79-47A 83-8 350 BEDFORD ST 28 IVAN ST BEDFORD CONSTRUCTION CO INC ROBERTS MIA WALKER 97 LYNNWOOD DR 28 IVAN ST LONGMEADOW, MA 01106 LEXINGTON, MA 02420 79-49 83-9 HARTWELL AVE 30 IVAN ST TOWN OF LEXINGTON - SANITARY F GANGL MATTHEW R 1625 MASS AVE 30 IVAN ST LEXINGTON, MA 02420 LEXINGTON, MA 02420 83-1 83-10 413 BEDFORD ST 32 IVAN ST CHOW TAK LIANG LIHENG KARP CAROLYN S TRUSTEE 15 DORCHESTER ST UNIT B CAROLYN S KARP REVOCABLE TRUST SOUTH BOSTON, MA 02127 32 IVAN ST LEXINGTON, MA 02420 83-2 411 BEDFORD ST 83-11 **SWANN PIA** 36 IVAN ST 411 BEDFORD ST TROMBLEY GARY W & LEXINGTON, MA 02420 TROMBLEY SUSAN E 36 IVAN ST 83-3 LEXINGTON, MA 02420 BEDFORD ST TOWN OF LEXINGTON 83-12 1625 MASS AVE 38 IVAN ST LEXINGTON, MA 02420 COEN JAMES P & COEN KAREN L 83-4 38 IVAN ST BEDFORD ST LEXINGTON, MA 02420 KEATING EDWARD J & KEATING MAUREEN H 84-5 BEDFORD ST 447 BEDFORD ST LEXINGTON, MA 02420 CHIN TZUCHIEN & CHEN PISHA 83-5 447 BEDFORD ST **BEDFORD ST** LEXINGTON, MA 02420 LAYOUS WASEI & MASSIS MANAHEL 84-6 10 BERNARD ST 443 BEDFORD ST LEXINGTON, MA 02420 MA WEI & HANG ZHENXIA 83-6 443 BEDFORD ST BEDFORD ST LEXINGTON, MA 02420 RINGER LILLIAN E 19 BOTHWELL R 84-7 BRIGHTON, MA 02135 441 BEDFORD ST GEE WILLIAM & 83-7 GEE EVA W 10 BERNARD ST 441 BEDFORD ST LAYOUS WASEI & LEXINGTON, MA 02420 MASSIS MANAHEL 10 BERNARD ST LEXINGTON, MA 02420

84-8 439 BEDFORD ST NAVATO ALFREDO RENE TRUSTEE THE PATRIA TRUST PO BOX 551 BEDFORD, MA 01730 84-9 437 BEDFORD ST NELLAIAPPAN KALIAPPANADAR & NELLAIAPPAN UMADEVI 437 BEDFORD ST LEXINGTON, MA 02420

84-10 435 BEDFORD ST SOUSA JUDITH M 435 BEDFORD ST LEXINGTON, MA 02420 84-11 433 BEDFORD ST

84-12 10 ELDRED ST RAAFAT, AMR 10 ELDRED ST LEXINGTON, MA 02420

SANON JEAN V &

433 BEDFORD ST

**DESROSIERS MARYSE** 

LEXINGTON, MA 02421

84-13 52 IVAN ST STROLL SARAH 52 IVAN ST LEXINGTON, MA 02420 84-14

, CLERK OF THE TOWN OF

DATE

56 IVAN ST **ZHANG HONG &** XU BO 56 IVAN ST LEXINGTON, MA 02420

84-15 58 IVAN ST **HUANG YA-HSIN &** SHIH-CHUNG 58 IVAN ST LEXINGTON, MA 02420

LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF

RECORDING OF SAID NOTICE.

APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND

84-16A 84-33 423 BEDFORD ST 60 IVAN ST YANG MENG & FITZMAURICE MARILYN TRUSTEE LIAO SHENGKAI FITZMAURICE TRUST

423 BEDFORD ST

LEXINGTON, MA 02420

60 IVAN ST

LEXINGTON, MA 02420

84-34 84-27 40 IVAN ST **421 BEDFORD ST** SUNDARAM BAGAVAN & CORSO AARON S & VASUDEV EAMALA BATES MARIA J **421 BEDFORD ST** 40 IVAN ST LEXINGTON, MA 02420 LEXINGTON, MA 02420

84-28 84-35 419 BEDFORD ST 42 IVAN ST HUA LEI & CHIN STEVEN & CHIN SUSIE NGO JOHN 419 BEDFORD ST **42 IVAN ST** LEXINGTON, MA 02420 LEXINGTON, MA 02420

84-29 84-36 44 IVAN ST 415 BEDFORD ST GRANT JAMES L & CHEN HAI-PING KO & GRANT CLAIRE P CHEN MON-CHA 44 IVAN ST 415 BEDFORD ST LEXINGTON, MA 02420 LEXINGTON, MA 02420

84-41F 84-30 440 BEDFORD ST 9 ELDRED ST AYUSHI LLC CHEN XINYUAN & 440 BEDFORD ST **HUANG YI** LEXINGTON, MA 02420 9 ELDRED ST LEXINGTON, MA 02420

84-41G 84-31 450 BEDFORD ST 3 ELDRED ST BEDFORD STREET LIMITED PARTNERSHIP GOEL VIKAS & 116 FLANDERS RD SUITE 2000 **GOEL SHIVANI** WESTBOROUGH, MA 01581 3 ELDRED ST

84-32 425 BEDFORD ST LEXINGTON HOUSING ASSISTANCE BOARD INC 1620 MASSACHUSETTS AVE STE 4 LEXINGTON, MA 02421

LEXINGTON, MA 02420



PO Box 9151

617.924.1770

Watertown, MA 02471

#### Owner

**ELANDZEE TRUST** C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

#### **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

## **Lexington Office Park**

420 and 430 Bedford Street
Lexington, MA

No.	Revision	Date	Appvd
Design	ed by	Checked by	
Issued	for	Date	

September 23, 2021

Not Approved for Construction

**Preliminary Plan** tters Plan

APPROVED BY: LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY	Abut
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	**************************************
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NICHOLAS J. SKOLY CIVIL NO. 52677	C2 Sheet
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TOWN CLERK

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE

RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

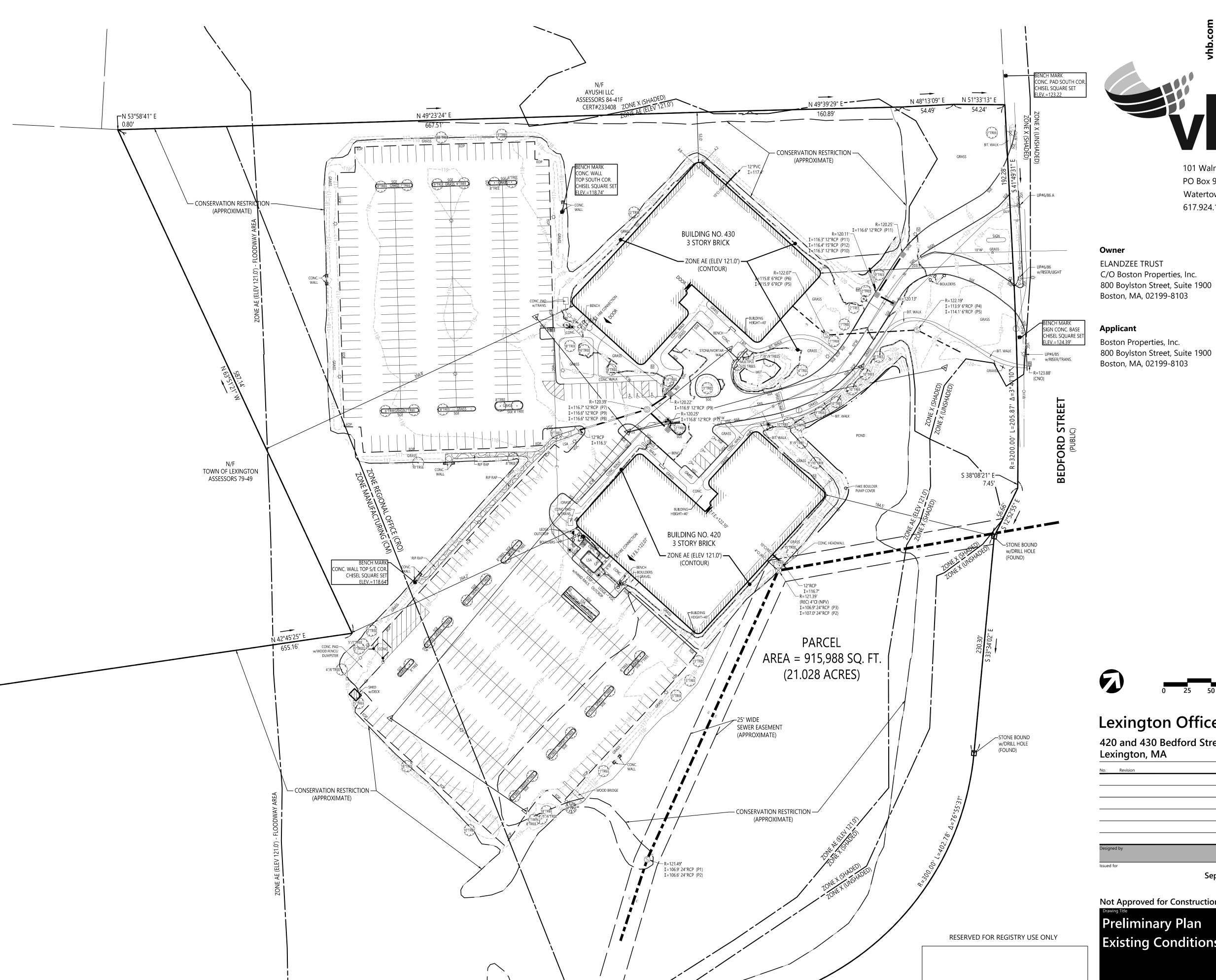
#### General

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN APRIL, 2020 AND FROM DEEDS AND PLANS OF
- 2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN APRIL, 2020.
- 3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5. THE LOT LIES ENTIRELY WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED) ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBERS 25017C0401E, EFFECTIVE DATE JUNE 4, 2010 & 25017C0382F, EFFECTIVE DATE JULY 6, 2016.
- 6. THE SITE LIES WITHIN THE MANUFACTURING DISTRICT (CM) AND REGIONAL OFFICE DISTRICT (CO) AS SHOWN ON THE "2019 ZONING MAP OF THE TOWN OF LEXINGTON", DATED AUGUST 30, 2019. DIMENSIONAL REQUIREMENTS FOR A (CM) AND (CRO) AT THE TIME OF THIS SURVEY ARE:

	CIVI	CINO
MINIMUM LOT AREA	3 ACRES	5 (ACRES) <sup>1</sup>
MINIMUM FRONTAGE	200 FEET	300 FEET <sup>1</sup>
MINIMUM FRONT YARD SETBACK	25 FEET	100 FEET <sup>1</sup>
MINIMUM SIDE YARD SETBACK	25 FEET <sup>1</sup>	50 FEET <sup>1</sup>
MINIMUM REAR YARD SETBACK	25 FEET <sup>1</sup>	50 FEET <sup>1</sup>
MAXIMUM BUILDING HEIGHT	65 FFFT <sup>1</sup>	45 FFFT <sup>1</sup>

<sup>1</sup>THIS LIMIT MAY BE WAIVED BY SPECIAL PERMIT.

- 7. THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



101 Walnut Street

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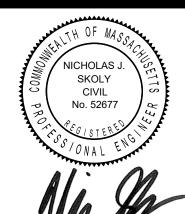
## **Lexington Office Park**

420 and 430 Bedford Street Lexington, MA

September 23, 2021

Not Approved for Construction

**Preliminary Plan Existing Conditions** 



TOWN CLERK

I, \_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF

APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND

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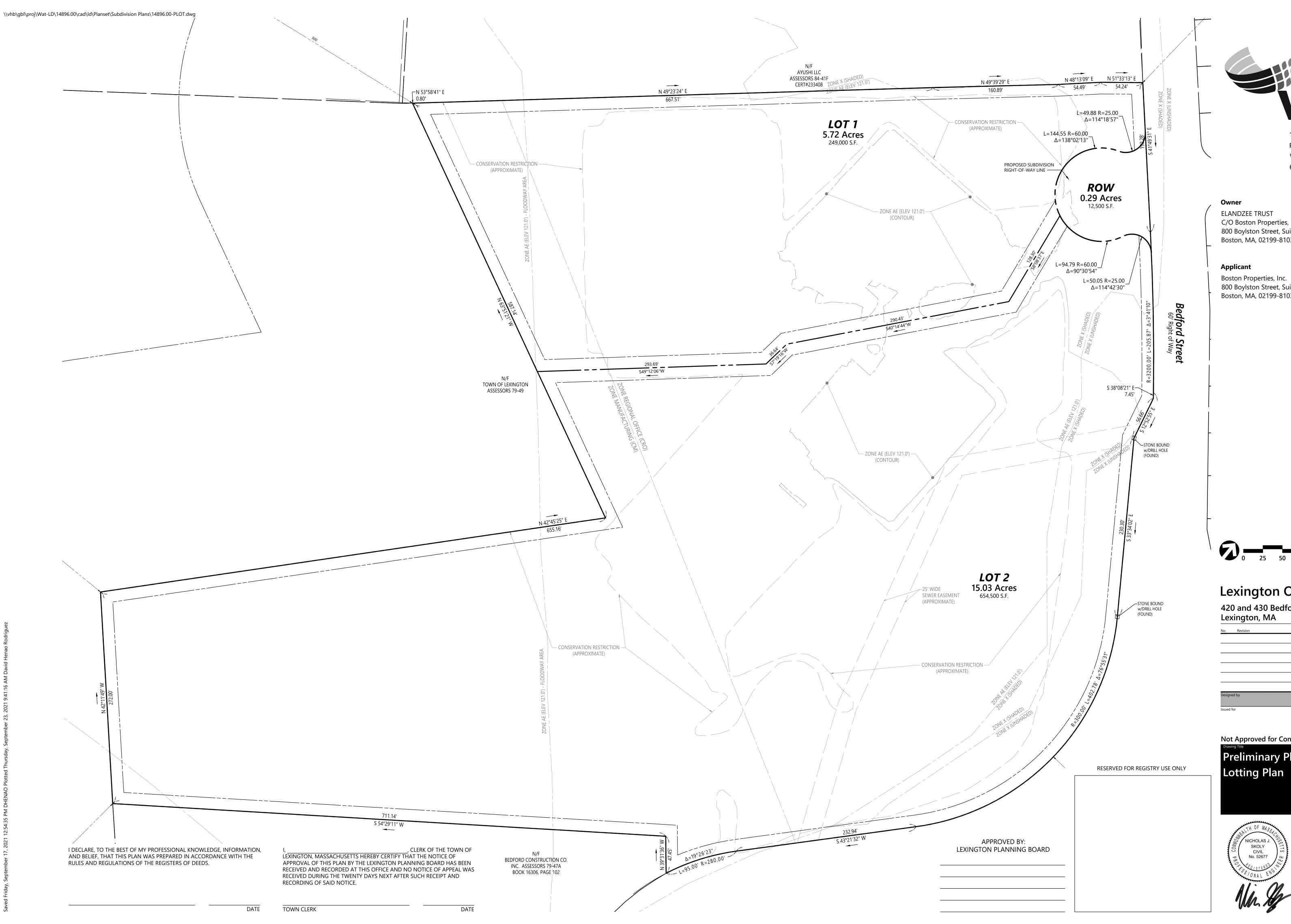
N/F BEDFORD CONSTRUCTION CO. INC. ASSESSORS 79-47A BOOK 16306, PAGE 102

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE

RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ROUTE 128 ON RAMP

APPROVED BY: LEXINGTON PLANNING BOARD

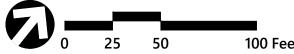




101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

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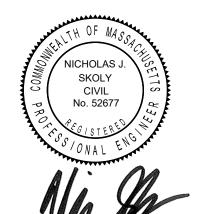
## **Lexington Office Park**

420 and 430 Bedford Street Lexington, MA

September 23, 2021

Not Approved for Construction

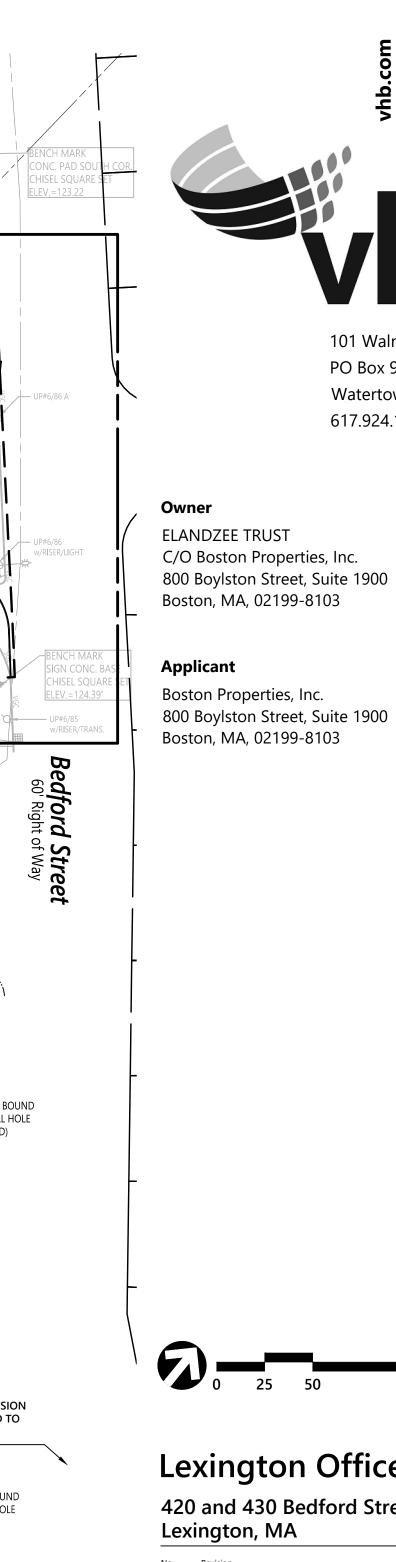
**Preliminary Plan Lotting Plan** 



Zoning District(S):	CM - Manufacturing District
Overlay District(S):	Transportation Management

Zoning Regulation Requirements	Existing	Required*	Provided Lot 1	Provided Lot 2	Proposed Subdivision Roa
MINIMUM LOT AREA	916,000 SF (21.03 Acres)	20,000 SF (0.46 Acres)	249,000 SF (5.72 Acres)	654,500 SF (15.03 Acres)	12,500 SF (0.29 Acres)
FRONTAGE	685.1 Feet	50.0 Feet	257.9 Feet	618.7 Feet	N/A
FRONT YARD SETBACK <sup>1 2</sup>	185 Feet	0 Feet	86 Feet	229 Feet	N/A
SIDE YARD SETBACK <sup>3</sup>	53 Feet	15 Feet	46 Feet	46 Feet	N/A
REAR YARD SETBACK <sup>3</sup>	359 Feet	15 Feet	359 Feet	264 Feet	N/A
MAXIMUM FLOOR AREA RATIO	NR	NR	NR	NR	NR
MAXIMUM BUILDING HEIGHT <sup>3 4</sup>	40 Feet	115 Feet	40 Feet	40 Feet	N/A
MAXIMUM BUILDING COVERAGE	6.1 %	NR	11.2 %	4.3 %	NR

	Size		Lot 1 Spaces		Lot 2 Spaces	
Description	Required	Provided	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18		187		177
COMPACT SPACES (33% ALLOWED)	8.5 x 15	8.5 x 15		81		89
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18		2		0
VAN ACCESSIBLE SPACES	8 x 18	9 x 18		2		4
TOTAL SPACES			270	272	270	270
LOADING BAYS**			1	1	1	1



**Lexington Office Park** 

101 Walnut Street

Watertown, MA 02471

PO Box 9151

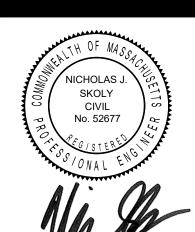
617.924.1770

420 and 430 Bedford Street Lexington, MA

September 23, 2021

Not Approved for Construction

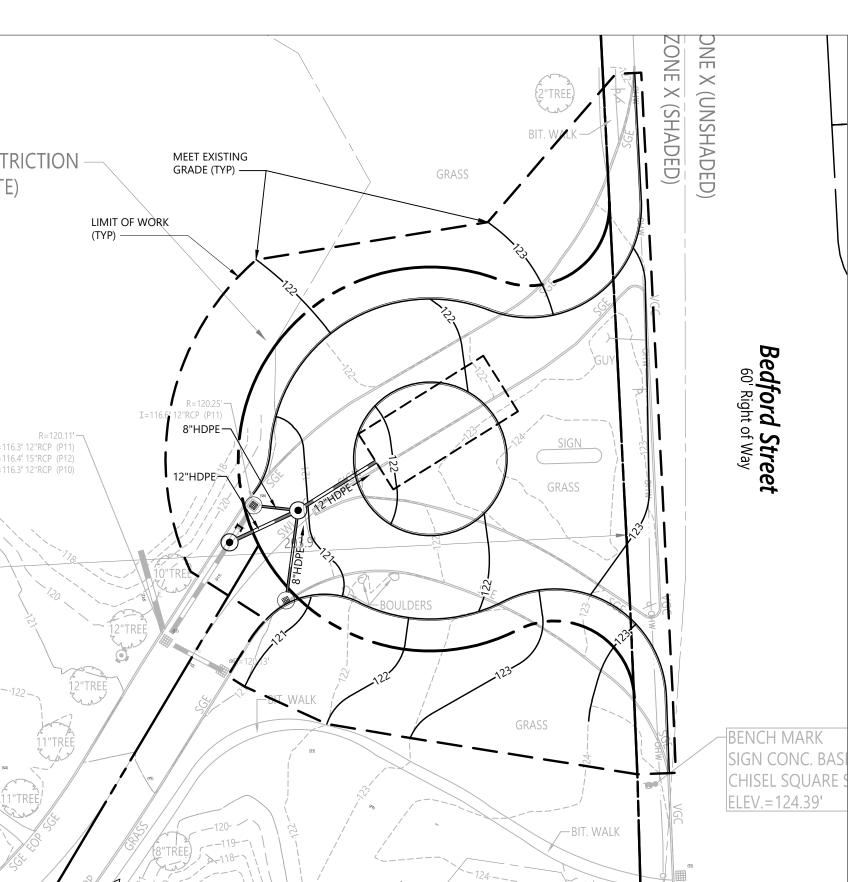
**Preliminary Plan** Key Plan



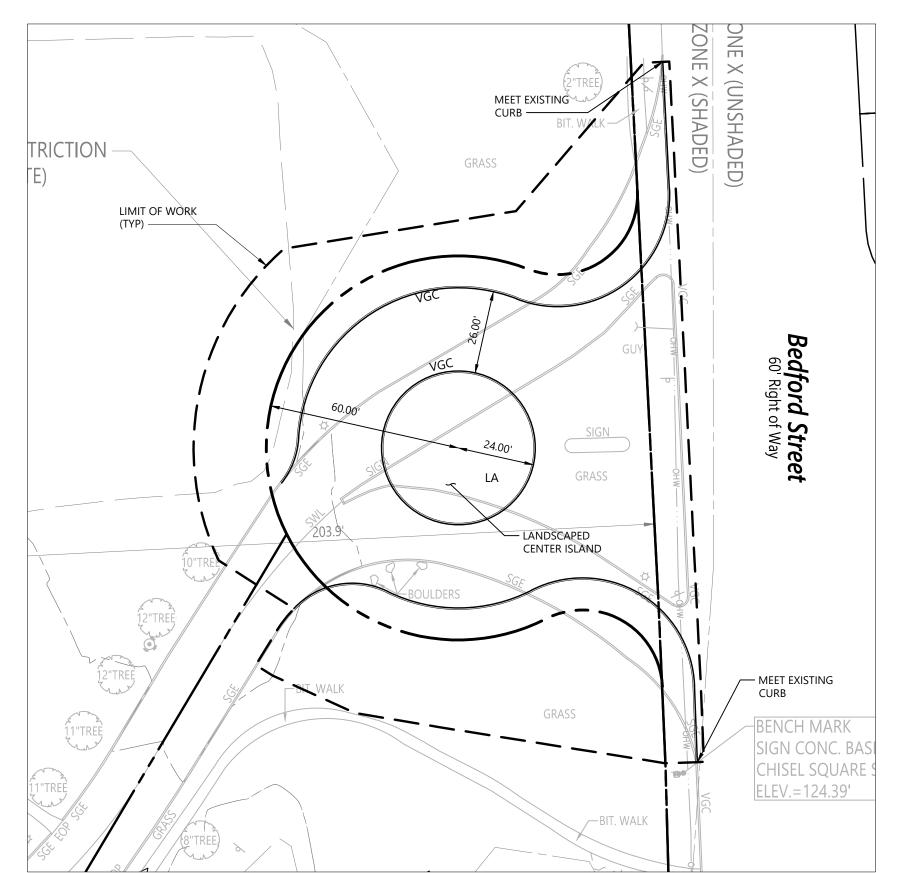
**Zoning Summary Chart** AYUSHI LLC N 48°13'09" E N 51°33'13" E ASSESSORS 84-41F N 49°39'29" E CERT#233408 N 49°23'24" E \_N 53°58'41" E LOT 1 - CONSERVATION RE RICTION — (APPROXIM 5.72 Acres LIMIT OF WORK (TYP) — TOP SOUTH COR CHISEL SQUARE SET – Conservation restriction -(APPROXIMATE) \* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensional Controls and Section 7.4 CM District. <sup>1</sup>As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note B: "... For uses located in the CM and CRO Districts, the minimum front yard BUILDING NO. 430 0.29 Acres 3 STORY BRICK Alteration layout 5016, dated August 30, 1960." <sup>4</sup> As specified in Town of Lexington Zoning Code, Section 7.4.1, CM District/Height Limits: "Height near streets. The difference between the upper elevation of each segment of a building or structure and the center-line grade of any street or bikeway shall be no greater than the distance from that segment to the center line of a street multiplied by 1.0 or to the center line of a bikeway multiplied by 2.0." **EXISTING** BUILDING 83,300 GSF **Parking Summary Chart** \* ADA/STATE/LOCAL REQUIREMENTS TOWN OF LEXINGTON **EXISTING** S 38°08<sup>1</sup>21" E ASSESSORS 79-49 BUILDING 83,600 GSF BUILDING NO. 420 3 STORY BRICK STONE BOUND w/DRILL HOLE NC. WALL TOP S/E COR. PROJECT LIMITS FOR SUBDIVISION MODIFICATIONS ARE LIMITED TO HIGHLIGHTED AREA ONLY.
SEE INSETS ON SHEET C5.02 LOT 2 **15.03 Acres** 654,500 S.F. 25' WIDE SEWER EASEMENT (APPROXIMATE) STONE BOUND w/DRILL HOLE (FOUND) CONSERVATION RESTRICTION -(APPROXIMATE) - CONSERVATION RESTRICTION -(APPROXIMATE) RESERVED FOR REGISTRY USE ONLY APPROVED BY: I, \_\_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF LEXINGTON PLANNING BOARD I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE BEDFORD CONSTRUCTION CO. INC. ASSESSORS 79-47A RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND BOOK 16306, PAGE 102 RECORDING OF SAID NOTICE. TOWN CLERK

<sup>&</sup>lt;sup>2</sup> As specified in Town of Lexington Zoning Code, Section 7.4.3, CM District/Bedford Street Front Yard: "Along the southwesterly side of Bedford Street there shall be a front yard of 70 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, dated June 3, 1958, and shown as auxiliary base line "F on the State Highway

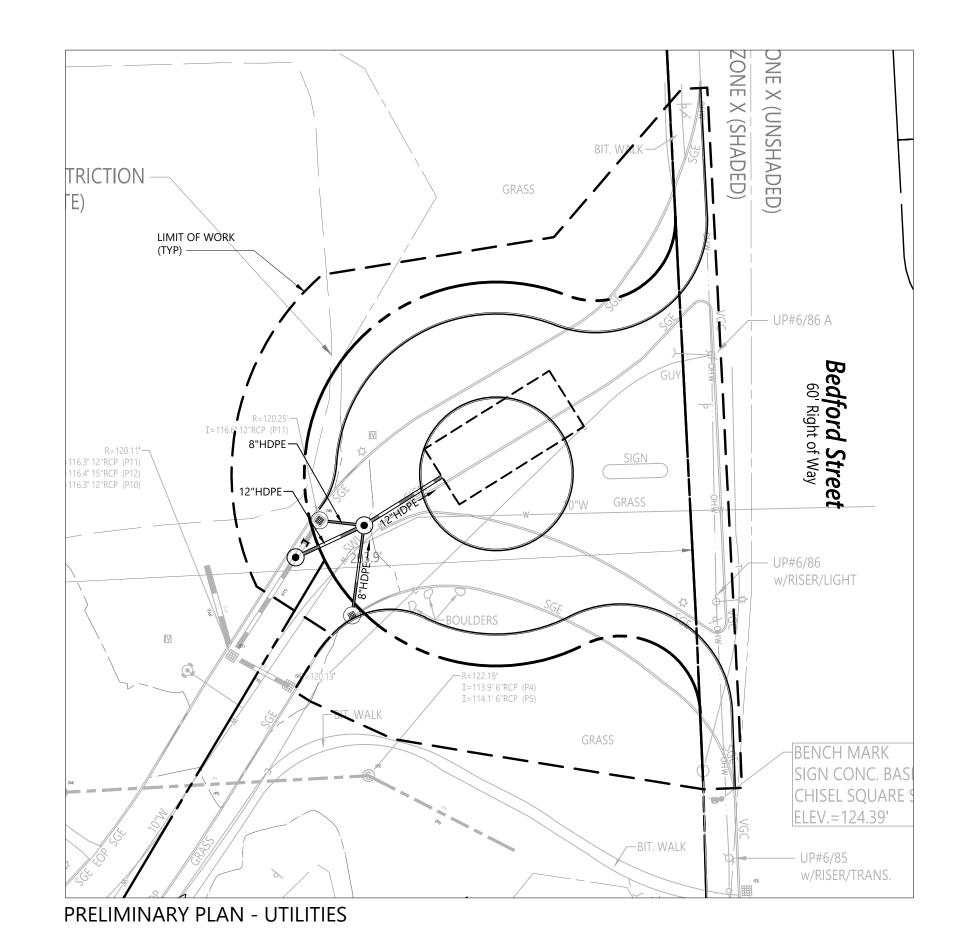
<sup>&</sup>lt;sup>3</sup> As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note F: "This limit may be waived by special permit."







PRELIMINARY PLAN - LAYOUT AND MATERIALS



APPROVED BY: LEXINGTON PLANNING BOARD 101 Walnut Street
PO Box 9151

Watertown, MA 02471

617.924.1770

#### Owner

ELANDZEE TRUST C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

#### **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103



# Lexington Office Park

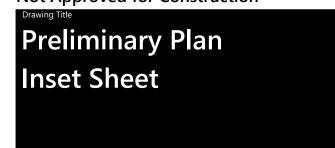
420 and 430 Bedford Street Lexington, MA

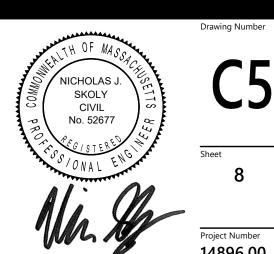
esigned by Checked by

Issued for Date
September 23, 2021

Not Approved for Construction

RESERVED FOR REGISTRY USE ONLY





I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I, \_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

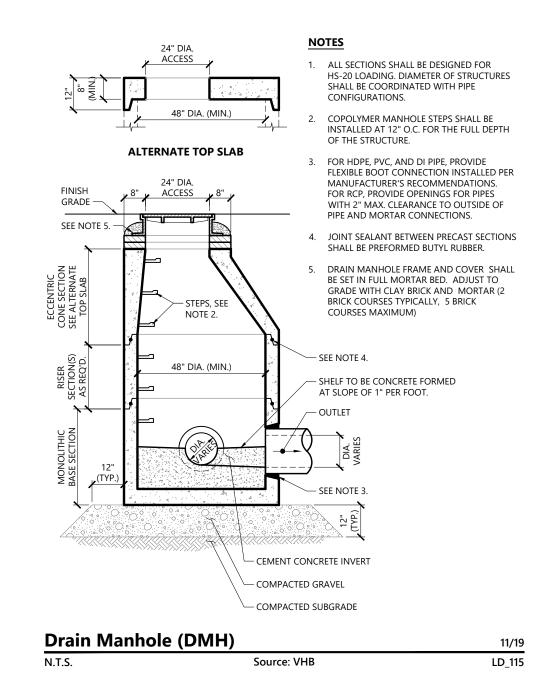
TOWN CLERK

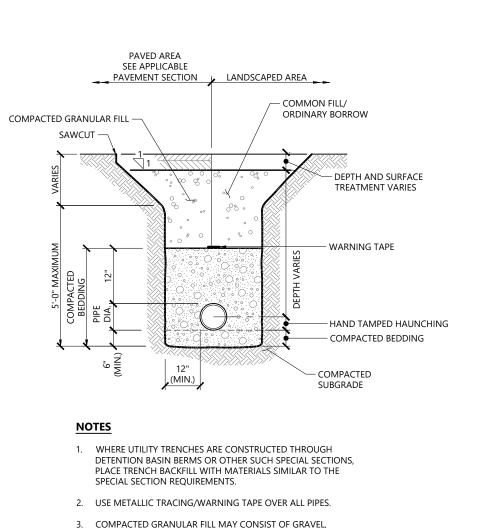
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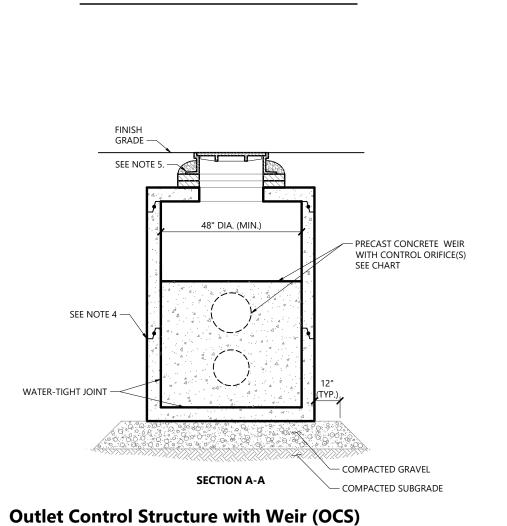
DATE

Catch Basin (CB) With Oil/Debris Trap

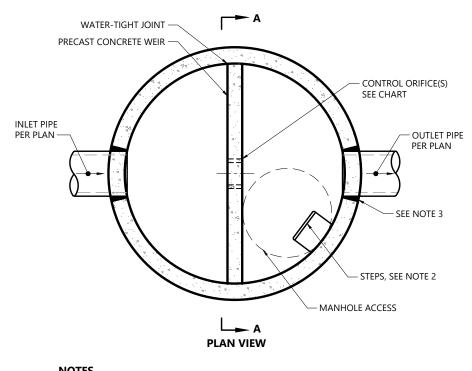
LD\_101







**OUTLET STRUCTURE CHART** 



- 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS. 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH
- OF THE STRUCTURE. 3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
- 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER. 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

LD\_162A Source: VHB



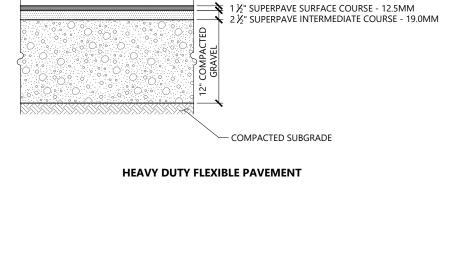
PO Box 9151 Watertown, MA 02471 617.924.1770

#### Owner

**ELANDZEE TRUST** C/O Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

#### **Applicant**

Boston Properties, Inc. 800 Boylston Street, Suite 1900 Boston, MA, 02199-8103

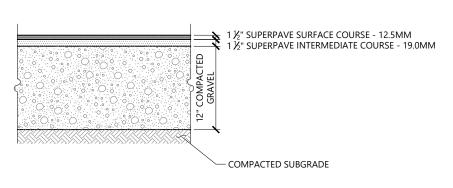


CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY

Source: VHB

11/19

LD\_300



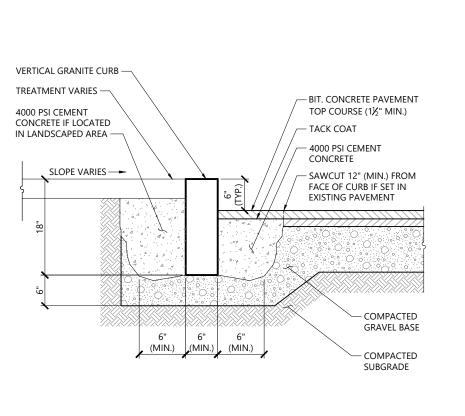
**Utility Trench** 

N.T.S.

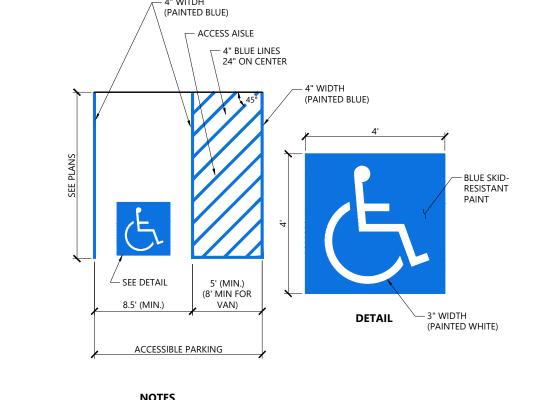
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**Bituminous Concrete Pavement Sections** LD\_430 Source: VHB

STANDARD DUTY FLEXIBLE PAVEMENT







1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING. 2. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

**Accessible Parking Space** 12/19 LD\_552B

APPROVED BY:

LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY

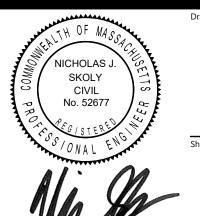
## **Lexington Office Park**

420 and 430 Bedford Street Lexington, MA

September 23, 2021

Not Approved for Construction





I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK